

G R S App F IX 4]

Previous References

1942 -

(172)

File No 120-4

Serial Nos ~~4~~

Later References

GENERAL AND REVENUE SECRETARIAT

Serial Nos

Part B for August 4 2

SUBJECT

protest against the enhancement
the rent of shops by the city body
the city market

Re lease of shops in The Central Market
Bangalore at 348/

File No 120

of 1942

General and Revenue
Secretariat

Serial
No

one of the conditions may be against
the sub letting of the shops of this
inserted in the lease deed, it would
be easy to evict the lessee. in case
of breach of the conditions

for removal into separate para

13 supra

Law says in
27/7/42

The permission of Govt.
is not required
for these lease deeds
should be for one deed

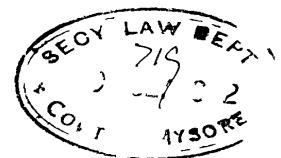
Memorandum S G

may be filed

cus
27-7-42
for

26-7-42

cus
27-7-42
for



OFFICE OF THE	ST
FOR L	4
Date	22-7-42
No	803

13
30/7 ✓
17

7599V348

(6)

General and Revenue
Secretariat

ml

File No

of 1941-42

[App F III-2]

Serial
No

From the ml Commr, Pccy, to the DCS
DO A3 269/41-42 8/13-7-42

It wishes the information called for

21) It is reported as follows

- (1) Leases are usually given for a period of 11 months in the 1st instance
- (2) Out of 26 shops in the row above 9 ~~lessees~~ lessees are continuing for over 15 years and the rest for over 7 years
- (3) The lease periods have expired long back in all the above cases
- (4) The same lessees are continuing with the exception of about half a dozen who are reported to have sublet the shops

22) Subd with reference to para 13 supra

~~116~~
(197.55/197) 23) In the crisis reported the action of the M.C.C. in having revised the rents justified in this view no notice need perhaps be taken of the petition from the lessees of the shops in the General Market

24) In regard to the lease it is not known whether there are any definite forms prescribed in which the conditions of lease are mentioned or so

Revenue of rent in the Bangalore city
 20935 market shops
 7599 of 1941-2

File No

General and Revenue
 Secretariat

Serial
 No

sent with a draft letter for appl.

11/6

17) Issue

To The ml Commr, Bdr, Ho Po
 No-R 11503- - 9-6-43

Call for some information

Petr 2-6-42 from the cloth merchants
 of the city new market protesting against
 the enhancement of the rent to their
 shops in the Gundopantha Street.

18) Sent - This is only a copy of the Petr
 addressed to the ml Commr.

The ml Commr has been requested
 in this office letter No 11503 9-6-42
 to furnish certain information

His reply is awaited

11/6

19) The receipt of the reply from
 the ml commr will be awaited

Impersonal

20) Law secy

11/6

11/6 for
 11/6 for

Petition against enhancement of rent ^{of shops}
Blowick Market

General and Revenue
Secretariat

File No

of 194 1-12-42 [App F III-2]

7053

Serial
No

on the part of the M.C. to revise the rate
as often as it ought to have done was
advantageous to the shopkeepers who
have all along enjoyed the benefit
of the low rent. It is no doubt true
that the increase of the rent from Rs 19/11/-
p.m. to Rs 30/- p.m. is rather high.
But the reasons urged by the M.C. for
the step taken appear to be convincing.
It is not however known for how long the
lease is entered into in these cases -
unless it is for
a period of seven years or more, first
cannot interfere with the statute.

Under Sec 41 (2) of the City of Mysore Act
1933,
If approved, an enquiry will be made
in the matter by the Municipal
Commissioners and
Law Dept for
25/5/42

13) A Yes

& whether the same lessees have
been continuing for 15 years

For present -

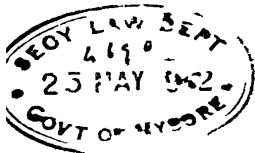
Member R.S.G.

29 6 42

14) 14-
29 3 42

15) 15-
WD 441 5-CL-5 100-23-10-41

20/11/42



OFFICE OF THE MINISTER
FOTL S G & P H -
Date 29.5.1942
No 25-20

Petition against enhancement of rent in the
shops in city market

File No

of 194

General and Revenue
Secretariat

Serial
No

set forth as follows —

- a) The revision was long overdue
- b) The lessees continued to pay a rent of Rs 19/111 p.m. all along, causing loss of revenue to the City - for about 15 years.
- c) There is heavy demand for these shops and the original lessees began to sublet realizing profits in turn ^{in some} ~~in some~~ ^{times} ~~times~~ ^{have come to notice}
- d) The ^{private} shops on the road opposite fetch a rent between Rs 35 & 45 p.m. Having regard to the prominence of the street the rent was fixed at Rs 35 p.m.
- e) The lessees generally sublet the premises to the Indians getting at least Rs 18 to 20 p.m. and actually pay Rs 10/- out of their pocket.

The President states that there is no justification for the complaint that the rent of Rs 37 p.m. which is subsequently fixed by the M.C. on ^{the} request ^{of the shopkeepers} cannot be considered to be too high.

In view of these facts, it is for consideration if the decision of the M.C. could be interfered with, having regard to the last finances of the City also. Further the default

Order against enhancement of rent of shops
6944 V 7093 - in the Bombay
Market

General and Revenue
Secretariat

File No.

of 194

[App F III-2

Serial
No

From the ml Commr, Bcy, this P.O.
No A3 269/41-42 D 19-5-42

Forward the report caller for.

1) The ml Commissioner's letter explains
in detail the circumstances under
which the rent of the shops were
raised to Rs 30/- on

subject for personal orders

W/B

21/5

The report of the Municipal
Commissioner is for personal
The Honorary President has also
appended a note thereto

This is an item of
miscellaneous revenue there are
no rules regulating the period
within which a revision thereof
should or should not be expected -
as in the case of the taxes on
buildings on lands. It therefore
lies within the discretion of the
ml fl to enhance the rates
in such cases, subject to the
circumstances justifying such an
increase

In this case, the grounds on
which the increase is made are

Petr of 13-5-42 from
the Merchants of Gunda
Panth Strich, Pochy,
protesting against the
enhancement of the rent
of shops by the City Mldg
from 14-42 etc.

Minutes of the Minister

1) Letter on the Petr
" The ml Commr may be
requested to send a report
in the matter within
three days

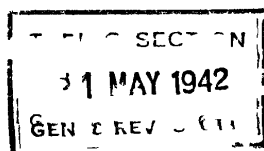
2) subd with a memo on the
Petr calling for a report
from the ml Commr within
three days as directed by
the Minister,

WKS
15/5 3 June 1942
WKS
15/5 15/5/42

2 10933/15 5.42

4 subd the report called for
has not yet been
received

subd with a so reminder
WKS for appd June 1942
15/5 24/5/42



OFFICE OF THE MASTER
FOOT & P H
NO. 1222

DU, SATURDAY, MAY '9,

PLEA FOR "BROWN OUT"
IN SAIDAPET

SAIDAPET May 7

The Saidapet Municipality has requested the Military and A R P authorities and the District Magistrate Chingleput to introduce a brown out in the Saidapet municipal area relaxing the black out now in force

The Alandur Panchayat Board has requested the authorities to take immediate steps for the installation of an air raid siren at Alandur

BAN ON INCREASING HOUSE RENTS

BANGALORE MAGISTRATE S ORDER
(FROM OUR CORRESPONDENTS)

BANGALORE May 7
M S Narayana Rao Deputy Commissioner Bangalore District, has issued a notification under the Defence of India Rules that no tenant or sub tenant in occupation of a building or house used for residential accommodation whether furnished or unfurnished and whether with or without board who holds a lease prior to 31st December 1941 with in the limits of Bangalore City or in any taluk headquarters or in any other urban area in the Bangalore district shall be evicted or called upon to pay a higher rent than what was prevailing prior to January 1 1942 except for improvements effected.

If any person contravenes this Rule he shall be punishable with imprisonment which may extend to three years and shall also be liable to a fine the notification adds.

The Deputy Commissioner of Hassan has also issued a similar notification applicable to Hassan town.

The Deputy Commissioner of Hassan has also issued a similar notification applicable to Hassan town

an enhanced rent of Rs 35/- per month from Rs 19/11/0 per month from the 1st April 1948

That on our representation to the President, Municipal Council and the Municipal Commissioner the question was taken up in the council on 29th April 1942 for re-consideration, but it ended in a feeble voice with Rs 30/- per month on the grounds which we cannot challenge on the floor of the house. We have to approach constitutionally and humbly to get our grievances redressed and therefore we beg to request you to kindly give us protection under your authority.

In the present circumstance the sources of business have been stopped on account of the threatening war situation and evacuation of Bangalore City, market business becoming very dull, the villagers round about Bangalore and middle and low class people of Bangalore City have turned up into visitable state and these visitors are few being poor

Blackout and A R P measures, Blast walls in front

69HH/2

Ref on 16-5 42

al- 5 p 14

As by me on 18/5/42

, Esq , B A ,B L ,

Self Government and

th to the Government of

ghness the Maharaja of Mysore,

B a n g a l o r e

merchants of Gundupanth Street,

Market beg to submit the follow-

City served notices on us to pay

an enhanced rent of Rs 35/- per month from Rs 19/11/0 per month from the 1st April 1942

That on our representation to the President, Municipal Council and the Municipal Commissioner the question was taken up in the council on 29th April 1942 for re-consideration, but it ended in a feeble voice with Rs 30/- per month on the grounds which we cannot challenge on the floor of the house. We have to approach constitutionally and humbly to get our grievances redressed and therefore we beg to request you to kindly give us protection under your authority.

In the present circumstance the sources of business have been stopped on account of the threatening war situation and evacuation of Bangalore City, market business becoming very dull, the villagers round about Bangalore and middle and low class people of Bangalore City have turned up into visitable state and these visitors are few being poor

Blackout and A R P measures, Blast walls in front

of the shops have not only taken away the look of the shops, but also obstructed and created a threatening impression on the minds of customers that there is eminent danger. Realising the difficulties and helplessness of the people, came to prominence

The Defence of India Rules, as published from time to time in Daily Papers prohibiting increasing rents due to prevailing distressful situation

We find from the Government publication very clear and sincere intention of your Government to stop any increase of rent nowadays. The Government have not imposed any enhanced rent of buildings. The Government has been pleased enough to create shelter houses and have come forward even with food supplies to the sufferers. For the reasons above and the losses we suffer now, we beg you to kindly suspend this enhancement and allow us to pay our usual rents and oblige

Bangalore City, }
13th May 1942, }
Government Order Enclosed

We beg to remain,
Sir,
Yours faithfully

JBG

B. Manyundappa

B. S. Hanumanthiah Setty

M. V. Subbaramanyam

M. Govindarathiah Setty

K. S. Raghaviah

ಕೆ. ಎಸ್. ರಘವೀಶ್

K. T. Chayakanta Setty

K. Thimakoti Setty

ಕೆ. ಎಸ್. ಕೆ. ನಂಜುಂಡಪ್ಪ

M. S. Krishnamurthy Setty

K A Aswathanarayana Setty

S. H. Atwala Naray

B Sree Hanumanth Chetty

K Nanjundavah chetty

B 'Rama Krishna' Ppa

S. Venkateswara

A Gangadharan Pu.

BANGALORE CITY MUNICIPALITY

3269/41-42

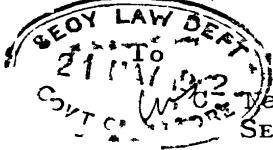
MUNICIPAL OFFICES

Kree

Bangalore 19th May 1942

From

ABDUL AZIZ KHAN ESQ BA
MUNICIPAL COMMISSIONER
BANGALORE CITY



Varayanaswami Naidu, Esq, B A, B L
SECRETARY TO THE GOVERNMENT

OF HIS HIGHNESS THE MAHARAJA OF MYSORE,
LAW DEPARTMENT, BANGALORE

SIR

With reference to your memo No L 10933 of 15-5-1942, forwarding for report, the petition of the lessees of Gundopanth Street, protesting against the enhanced levy of rents on the shops in City Market, I have the honour to state as follows -

The revision of rents of all the shops in the City General Market was long over due. The rent of the shops situated in Gundopanth Street otherwise also called Cloth Bazaar shops, were fixed at Rs 19-11-0 p m many years ago and the lessees continued to pay at these rates all the while. Thus there was a great loss of revenue to the Municipality. The rents of these shops have not been revised since about 15 years. There is very heavy demand for these shops in particular. Besides, the original lessees in many cases began to sub-let realising profits in their turn. For instance, shop No 15, Cloth Bazaar, was taken over by the Municipality, when it was about to be sub-let by the original lessee for a higher rent said to be about Rs 40/- p m. There was a heavy competition for the lease of this shop and it was leased out for Rs 35/- p m as against the original rent of Rs 19-11-0 p m along with a voluntary deposit of Rs 500/- offered by the lessee in consideration of the lease of the said shop. Moreover the private shops in the opposite line are being rented out - it is ascertained between 35/- and 40/- or 45/-

The Municipal Council taking into consideration, all the above circumstances, fixed the rents of these shops @ Rs 35/- p m consider

considering the rates of rents prevailing in the neighbourhood as also the prominence of the street The News-paper cuttings relating to the banning of increase in house rents used for residential purposes, do not apply in this case It is, however, not the intention of the Municipal Council to exploit the merchants or to make a profit thereby, during the present situation, as the proposal was already under contemplation by the Council some time back This enhancement of rents would have been done with or without war conditions In this connection I may also add that in Bangalore City there is no rise in rents either of houses or of shops as contemplated in the notification of the District Magistrate, Bangalore

On the representation of these lessees, to this office, the Municipal Council were pleased to reconsider their request and as a measure of further concession, the rates of rents of these shops were reduced to P. 30/- per mensem In these circumstances, the rents now fixed by the Council is not unreasonable

The petition under advertance along with the two paper cuttings received with your memo, are returned herewith for reference

I have the honour to be,
S i r,
Your most obedient servant

[Signature]
Municipal Commissioner

Forwarded with compliments

[Signature]
Honorary President

Pays out of his pocket about Rs 10/- only the shops, if auctioned, will earn up to Rs 40/- each, and there is no justification for the complaint that the rent of Rs 30/- or even 35/- is in any way high

Appendix F G—1]

SUBJECT

Diary No of letter replied to

General and Revenue Secretariat

()
the 19

Date of issue

Signed by

List of enclosures

Copied by

Examined by

Section

File No

Serial No

No

To

Sir,

with reference to your
letter no A3. 269/ 41-42 8/19-54
re the levy of enhanced
rents on the shops in the
city market, I am directed
to request you to see so
far as to state for how
long the leases ^{have been} entered into
with the tenants (Shop-keepers)
& whether the same lessees have
been continuing for 15 years

I have etc

[Signature]
For Secy to Govt
H. R. Rao Deptt
6/.

OFFICE OF THE REGISTRAR
M. L. S. G. & P. H.
Date 8.6.1942
No 2.1298

7591 L



Lawyer)
W/C
To
H. S. R.

The Municipal Commissioner,
Bangalore City Municipality,
B a n g a l o r e.



Ref. Your notices Nos. B.8. & R.15/41-42
and B.8. & R.15/41-42 dated 18th March
and 26th May 1942.

With reference to your notices referred to above, demanding higher rents for the shops in which we have been doing business situate in their premises in the New City Market buildings, we the undersigned lessees of the several shops of Cloth Bazaar section, respectfully state as follows with the fullest belief and confidence that justice will prevail and necessary and suitable orders will be passed in the interests of the lessees.

1. We have been trading in the possession and enjoyment of the premises for the past 8 years under regular lease deeds executed by us and - after the expiry of the period of lease covered in the said lease deeds we are continuing as - lessees on the same terms and for similar period successively from time to time in accordance with the terms and conditions of the original deeds - renewed from time to time under mutual agreements. We are thus continuing the lease and the period

of

of lesse is not yet over.

2. In the circumstances your notices for the enhancement for the increase of rent and compelling us for the execution of fresh lease deeds, failing which we have been informed that we will be evicted by force.

3. We need hardly say that the proposed enhancement from Rs 19-11-0 to Rs 35/- is unaccountable and cannot be supported under any circumstances warranted by either usage, custom or of law. Your notices regarding eviction are not in conformity with the requirements of law and therefore neither binding upon us nor are they otherwise enforceable.

4. The first notice under reference demands a sum of Rs 35/- per mensem and the second notice - demands a sum of Rs 30/-. We are not agreeable to pay the rent enhanced at either rate and we submit that in the circumstances of the trade and the extraordinary circumstances due to panic and war situation, it is rather impossible to pay higher rent than what we are paying now. We represented our grievances to the authorities for the cancellation of the increased rate of rent. If the authorities are not agreeable to comply with our request they will perhaps be obliged to enforce their demands in a proper way and in a proper place but instead we are sorry to note that Municipal authorities have taken the law into their hands and threatening

threatening to coerce to compromise to agree to their demands, not merely by the market authorities threaten to throw out our commodities and forcibly remove us bodily from the shops and thus lock us out, but they have also set up police force to threaten and prevent us from opening our shops. We are therefore obliged to keep our shops shut which incidentally puts us to considerable loss. This coercion and the force by the police is illegal and unwarranted. We need hardly say that the Municipality will hold themselves responsible for the loss and damage that will result from their action.

5. We are therefore requesting you to instruct the market authorities not to interfere with us and to withdraw the police or to issue directions not to molest us when we are peacefully going on with our trade. Regarding the disputes between the land lord and tenants they may either be settled amicably or got adjourned in due course of law in a proper court. If the authorities persist in following in any illegal force they will be doing so at their risk and compel us to put ourselves on the defence which may entail consequences prejudicial to either parties.

6. We therefore repeat our request that ~~xxxx~~ you should desist from following any of the unconstitutional methods and allow us the

lessees

lessees to be in peaceful enjoyment of the premises leased out.

We thank you to do the needful early,

Bangalore City,
2nd June 1942.

We remain, Dear Sir,
Yours faithfully,

Copy respectfully submitted to
the Honourable the Minister for Local Self
Government, Government of Mysore, Bangalore,
for information and necessary action

S M Krishnappa Setty

B S Gopantha Setty

ದೊಡ್ಡಬಳ್ಳಾಪುರ

B Manyundappa

B Sree Hanumanth Setty

ಮಂಟಪಾಪುರ

B Ramakrishna Setty

ದೊಡ್ಡಬಳ್ಳಾಪುರ

ಮಂಟಪಾಪುರ

A Gangadhar

B S Hanumanth Setty

K Nagappa Setty

ಮಂಟಪಾಪುರ

M. V. Suryanarayana Setty

Id Hanumanth Setty

ದೊಡ್ಡಬಳ್ಳಾಪುರ

ಮಂಟಪಾಪುರ

B Sutra Raya Setty

As Rayappa Setty, Srinagar Sivaraj

M. S. Krishnappa Setty

M. V. Subbanna Gupta

BANGALORE CITY MUNICIPALITY

No A3 269/41-42

MUNICIPAL OFFICES 15 JULY 1942

Encl

Bangalore 13th July

120-42-7

From

ABDUL AZIZ KHAN ESQ BA
MUNICIPAL COMMISSIONER
BANGALORE CITY

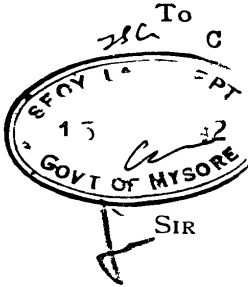
To

C Narayanaswamy Naidu, Esq , B A , B L ,

SECRETARY TO THE GOVERNMENT

OF HIS HIGHNESS THE MAHARAJA OF MYSORE,

LAW DEPARTMENT BANGALORE



SIR

With reference to your letter No L 11503 dated 9-6-1942 calling for certain information regarding enhanced rates of rents levied on cloth bazaar shops, central market, I have the honour to state that the leases are usually given for a period of 11 months in the first instance. Out of 26 shops in this row, about 9 lessees are continuing for over 15 years and the rest for over 7 years. The lease periods have expired long back in all the above cases. The same lessees are continuing with the exception of about a dozen who are reported to have sublet the shops.

forwarded with compliments,

K. Hanumanthiah

Hon President

I have the honour to be,
Sir,
Your most obedient servant,

Abdullah

MUNICIPAL COMMISSIONER

2